



**3 Juniper Drive, Rainworth,
Nottinghamshire NG21 0WA**

£250,000

Tel: 0115 9680268



- Spacious Semi Detached
- Extremely Popular Location
- Viewing Essential To Appreciate
- Off Road Parking
- Three Generous Bedrooms
- Premium Upgrades Throughout
- En Suite & Family Bathroom
- Two Reception Rooms

A sleek & stylish home stacked with premium grade upgrades throughout. This magnificent and deceptively spacious recently built three bedroom, semi detached home is both perfectly placed and nothing short of exceptional throughout with bespoke upgraded kitchen with contemporary navy units and granite work tops, Amtico flooring and feature tiling to the downstairs WC, en suite and family bathroom. All coming located on a recently completed and extremely popular residential development which offers a perfect combination of a rural setting with the ultimate level of convenience.

The accommodation comprises an entrance hall, downstairs WC, spacious yet cosy living room and open plan dining kitchen of the highest order. To the first-floor landing there are three generous bedrooms including a master with en suite and a neutral family bathroom.

Externally, the property comes located on a quiet cul-de-sac with driveway to the front providing off road parking and a private rear garden which is majority laid to lawn and securely enclosed with fenced boundaries to all sides.

ENTRANCE HALL

w: 1.45m x l: 1.45m (w: 4' 9" x l: 4' 9")

With a radiator, ceiling lighting and door opening into the living room and downstairs WC.

DOWNSTAIRS WC

w: 1.57m x l: 1.04m (w: 5' 2" x l: 3' 5")

With feature tiled floors, low flush WC and a wash hand basin with chrome mixer tap, there is also ceiling lighting and an extractor fan.

LIVING ROOM

w: 4.52m x l: 3.56m (w: 14' 10" x l: 11' 8")

A spacious yet cosy living room with Amtico flooring, ceiling lighting, radiator, double glazed window to the front elevation and door into the:

INNER HALL

w: 2.16m x l: 0.91m (w: 7' 1" x l: 3')

An inner hallway separating the living and open plan kitchen diner with ceiling lighting and stairs rising to the first floor landing.

OPEN PLAN DINING KITCHEN

w: 4.72m x l: 3.25m (w: 15' 6" x l: 10' 8")

A magnificent open plan kitchen & dining room with the premium quality upgrades being evident as soon as you enter. Having an easy on the eye, sleek range of wall & base units with granite working surfaces over and an additional matching granite breakfast bar/dining area spanning the whole width of the kitchen. There is a host of integrated appliances including: Oven, four ring induction hob with wall mounted extractor hood over, fridge/freezer, washing machine and dishwasher. There is also Amtico flooring, LED ceiling spotlights, radiator and double glazed window and French doors opening into the rear garden.

FIRST FLOOR LANDING

w: 2.87m x l: 2.59m (w: 9' 5" x l: 8' 6")

With ceiling lighting.

MASTER BEDROOM

w: 3.23m x l: 2.84m (w: 10' 7" x l: 9' 4")

A master bedroom with internally built wardrobes with inset hanging rails. There is also a radiator, ceiling lighting and double glazed windows to the rear elevation.

EN-SUITE

w: 2.06m x l: 1.35m (w: 6' 9" x l: 4' 5")

A modern en suite shower room with three piece suite comprising a double width shower enclosure with wall mounted internally plumbed shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a towel radiator, ceiling lighting and contemporary feature tiling and an extractor fan.

BEDROOM TWO

w: 3.25m x l: 2.46m (w: 10' 8" x l: 8' 1")

A second spacious bedroom again having internally built wardrobes with hanging rails. There is also a radiator, ceiling lighting and a double glazed window to the front elevation.

BEDROOM THREE

w: 2.26m x l: 2.16m (w: 7' 5" x l: 7' 1")

A third and final bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 2.16m x l: 1.75m (w: 7' 1" x l: 5' 9")

A neutrally finished modern family bathroom with three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also a heated towel radiator, ceiling lighting, majority tiled walls and an obscure double glazed window.

OUTSIDE

Externally, the property comes located on a quiet cul-de-sac with driveway to the front providing off road parking and a private rear garden which is majority laid to lawn and securely enclosed with fenced boundaries to all sides.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

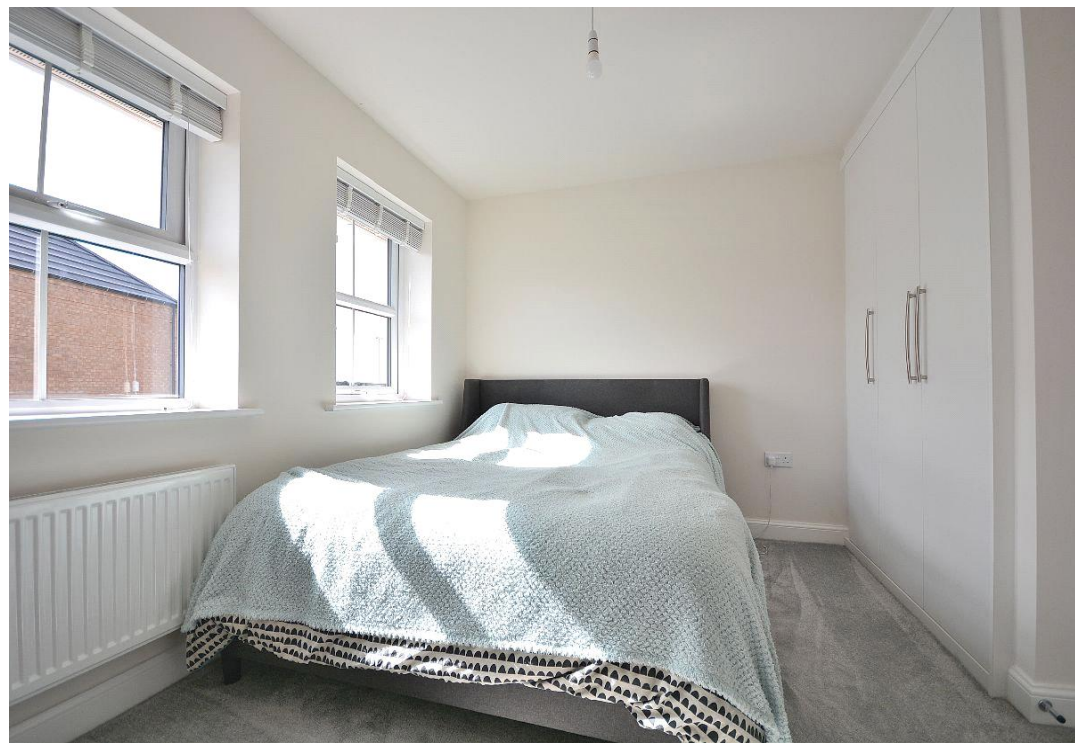
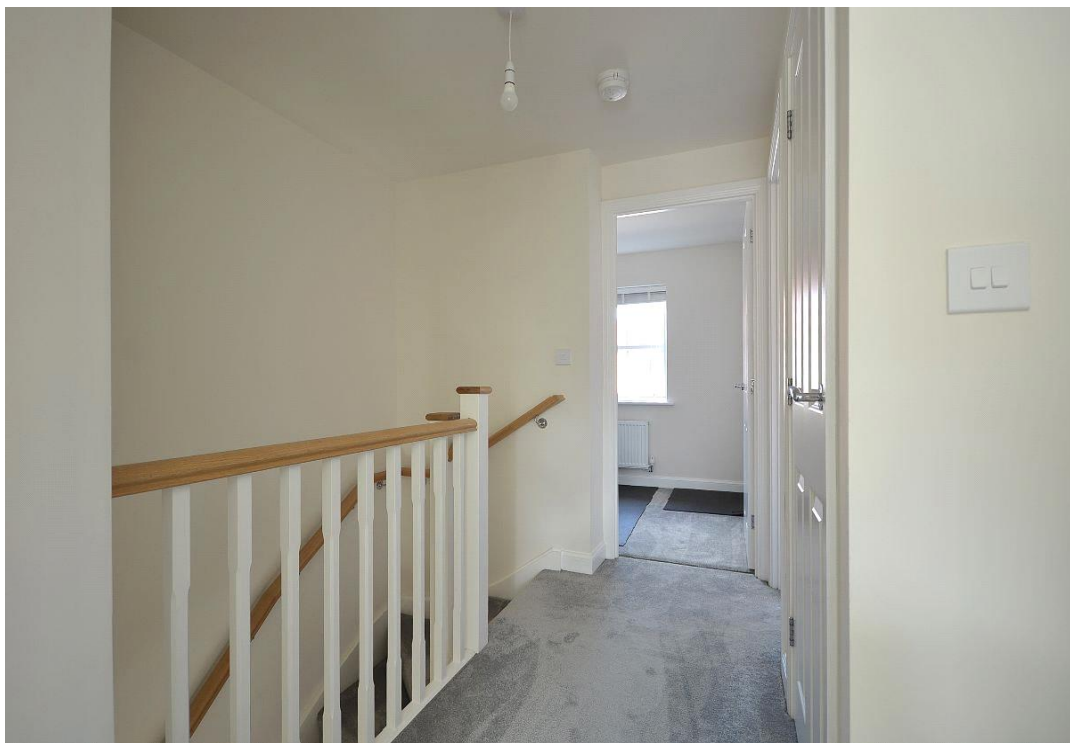
FIXTURES & FITTINGS

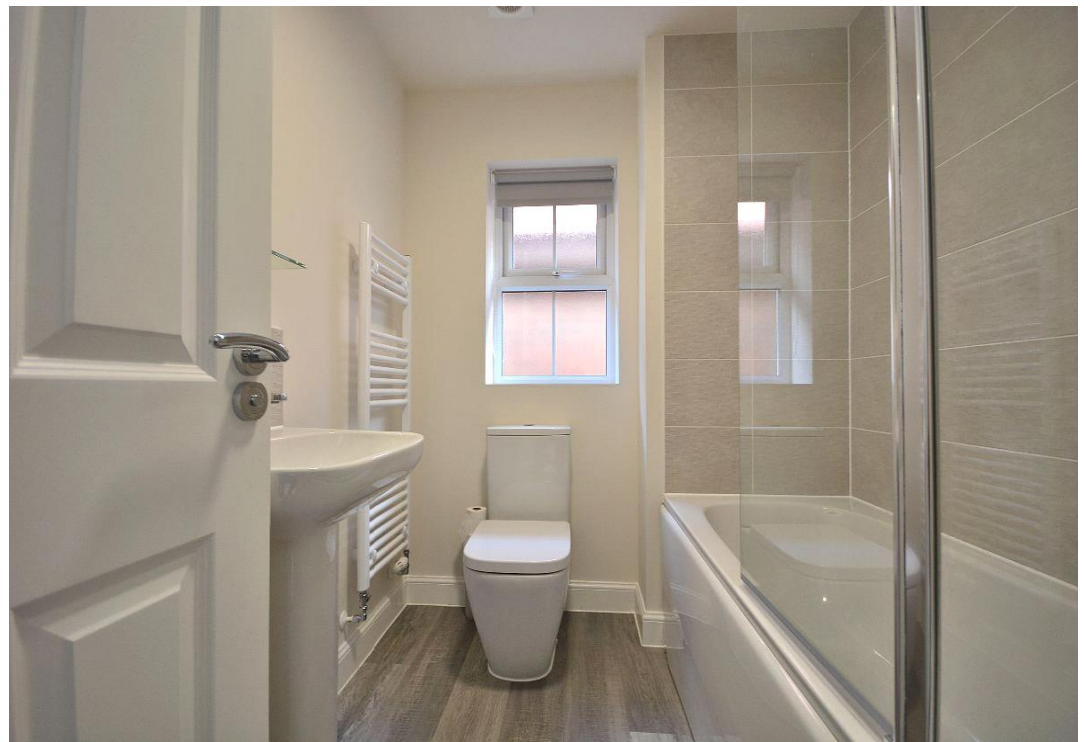
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.















Viewing by appointment only
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